



**Sean Rogan**  
Executive Director

**COMMUNITY DEVELOPMENT COMMISSION  
of the County of Los Angeles**

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**Hilda L. Solis**  
**Mark Ridley-Thomas**  
**Sheila Kuehl**  
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Commissioners

# ADOPTED

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

3-D June 16, 2015

  
PATRICK OZAWA  
ACTING EXECUTIVE OFFICER

June 16, 2015

The Honorable Board of Commissioners  
Community Development Commission  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Commissioners:

**APPROVAL OF FUNDING AND ENVIRONMENTAL DOCUMENTATION FOR THE PSH CAMPUS  
AFFORDABLE HOUSING DEVELOPMENT  
(DISTRICT 3) (3 VOTE)**

**SUBJECT**

This letter recommends that your Board approve an allocation of \$1,600,000 and related environmental documents for The PSH Campus, a 50-unit affordable multifamily housing development to be located in the North Hollywood neighborhood of the City of Los Angeles. The allocation recommended in this action is for one of the 10 projects selected as a result of Notice of Funding Availability (NOFA) for Affordable Multifamily Rental Housing, Round 20 issued by the Community Development Commission (Commission).

**IT IS RECOMMENDED THAT THE BOARD:**

1. Acting as a responsible agency pursuant to the California Environmental Quality Act (CEQA), certify that the Commission has considered the attached Initial Study/Mitigated Negative Declaration (IS/MND) for the PSH Campus Project, which was prepared by the City of Los Angeles as lead agency; find that the mitigation measures identified in the IS/MND for this project are adequate to avoid or reduce potential impacts below significant levels; and find that this project will not cause a significant impact on the environment.
2. Approve a loan to LA Family Housing for The PSH Campus affordable housing development, using Affordable Housing Trust Funds in a total amount of up to \$1,600,000.
3. Authorize the Executive Director, or his designee, to negotiate, execute, and if necessary, amend, reduce, or terminate the loan agreement with LA Family Housing, or its approved single asset entity,

and all related documents, including, but not limited to, documents to subordinate the loan to permitted construction and permanent financing, and any intergovernmental, interagency, or inter-creditor agreements necessary for the implementation of this development, following approval as to form by County Counsel.

4. Authorize the Executive Director, or his designee, to incorporate, as needed, up to \$1,600,000 in Affordable Housing Trust Funds into the Commission's approved Fiscal Year 2015-2016 budget, for the purposes described above.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

A total of 10 projects were selected for funding awards through NOFA Round 20, six of which were previously approved for funding. Approval of this project is requested to ensure that it can meet the July 1, 2015 deadline for submitting a Low-Income Housing Tax Credit application to the California Tax Credit Allocation Committee.

The remaining three projects have pending environmental reviews. The Commission will return to your Board in separate actions to recommend awards for these remaining projects and the remainder of the NOFA Round 20 funding.

#### **FISCAL IMPACT/FINANCING**

The recommended loan will provide a total amount of up to \$1,600,000 in Affordable Housing Trust Funds. Funds for this loan will be incorporated into the Commission's approved Fiscal Year 2015-2016 budget as needed and included in future Fiscal Year budget processes, accordingly.

The final loan amount will be determined following completion of negotiations with the developer and arrangements with other involved lenders. The loan will be evidenced by a promissory note and secured by a deed of trust, with the term of affordability enforced by a recorded Covenants, Conditions, and Restrictions document.

#### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

On September 10, 2014, a total of \$22,750,000 was made available for NOFA Round 20. To meet demand, the Commission was able to add one-time funding comprised primarily of returned funds from prior NOFA rounds, bringing the total available to \$31,000,000. Of this total, approximately \$24,350,000 consists of Community Redevelopment Agency Low-Income and Moderate-Income Housing Fund Due Diligence Review Funds, which the Board of Supervisors has allocated to the Commission for the administration and development of affordable multifamily rental housing. Additionally, there were \$4,000,000 in HOME funds, and \$2,650,000 in Homeless Bonus Funds allocated by the First Supervisorial District.

A total of 12 applications were received by the October 22, 2014 deadline. Proposals were scored on Design and Sustainability, Supportive Services, and Financial Feasibility. Technical reviews were performed by consultants. Applicants were notified of the scoring results and given two business days to appeal individual scores for procedural or technical errors. A total of four appeals were received. The Commission's Independent Review Panel (Panel) reviewed the consultants' technical scoring and evaluated the applicant appeals before making funding recommendations to the Commission's Executive Director.

Of the 12 applications received, the Panel issued funding recommendations for 11 projects. However, there is only enough funding available to assist 10 projects. Six of the 10 projects were previously approved for funding by your Board. The PSH Campus development consists of 50 new affordable housing units, of which 49 will be reserved for homeless and special needs housing, with one unit reserved for the onsite manager. This development will also provide an on-site Federally Qualified Health Center.

The loan agreement and related documents will incorporate affordability restrictions, target assisted populations, and include provisions requiring the developer to comply with all applicable federal, state, and local laws. The approval of this project will leverage approximately \$15.5 million in additional external resources. This is almost 10 times the amount of Affordable Housing Trust Funds invested.

The loan agreement and related documents for this project will reflect the special needs set-aside and indicate the number of assisted units, which will be no fewer than 15 rental units at rates affordable to households earning no more than 30% of the median income for the Los Angeles-Long Beach Metropolitan Statistical Area, adjusted for family size. The loan agreement will require that the affordable housing units remain affordable for a period up to 55 years.

Subject to various underwriting requirements, LA Family Housing may be required by the Commission or other lenders to create a single asset entity to designate ownership of the project. This "designee" will be a Commission-approved single asset entity created by LA Family Housing prior to execution of the loan agreement and all related loan documents.

### **ENVIRONMENTAL DOCUMENTATION**

The proposed project has been reviewed by the Commission pursuant to the requirements of CEQA. As a responsible agency, and in accordance with the requirements of CEQA, the Commission reviewed the IS/MND prepared by the City of Los Angeles for The PSH Campus project, and determined that this project will not have a significant adverse impact on the environment. The Commission's consideration of the IS/MND and filing of the Notice of Determination satisfies the State CEQA Guidelines as stated in Article 7, Section 15096.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

The requested action will increase the supply of affordable and special needs housing in the County of Los Angeles.

The Honorable Board of Commissioners

6/16/2015

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Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sean Rogan", followed by a horizontal line.

SEAN ROGAN

Executive Director

SR:CC:ml

Enclosures

CITY OF LOS ANGELES  
OFFICE OF THE CITY CLERK  
ROOM 395, CITY HALL  
LOS ANGELES, CALIFORNIA 90012  
CALIFORNIA ENVIRONMENTAL QUALITY ACT  
**PROPOSED MITIGATED NEGATIVE DECLARATION**

**LEAD CITY AGENCY**  
City of Los Angeles

**COUNCIL DISTRICT**  
CD 6 - NURY MARTINEZ

**PROJECT TITLE**  
ENV-2014-4811-MND

**CASE NO.**  
DIR-2014-4810-DB

**PROJECT LOCATION**  
7843 Lankershim Blvd

**PROJECT DESCRIPTION**

The project is the demolition of two existing buildings 19,295 sq.ft. and 26,632 sq.ft.) and the construction of a 66,656 square-foot mixed-use/affordable housing development, consisting of a four story, 48 feet high 50 unit residential building, and a two-story, 25,300 square-foot, commercial/office building. The project applicant is requesting an Affordable Housing Incentive for; an increase in building height and averaging, an increase in density, a decrease in the amount of required parking spaces and open-space, and allowing vehicular access over multiple zones. In exchange the applicant will set aside five units for Very Low Income households and 44 units for Low Income households. In order to prevent any significant impacts from occurring through design the project is conditioned to add architectural details to enhance scale and interest on the building façade by breaking it up into distinct planes that offset from the main building façade and promote active and interesting neighborhood streetscapes.

**NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY**

Los Angeles Family Housing  
7843 Lankershim Blvd.  
North Hollywood, CA 91605

**FINDING:**

The City Planning Department of the City of Los Angeles has Proposed that a mitigated negative declaration be adopted for this project because the mitigation measure(s) outlined on the attached page(s) will reduce any potential significant adverse effects to a level of insignificance

(CONTINUED ON PAGE 2)

SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED.

Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt the mitigated negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

**NAME OF PERSON PREPARING THIS FORM**

**TITLE**

**TELEPHONE NUMBER**

TOM HENRY

City Planning Associate

(818) 374-5061

**ADDRESS**

**SIGNATURE (Official)**

**DATE**

200 N. SPRING STREET, 7th FLOOR  
LOS ANGELES, CA. 90012



APRIL 22, 2015

**I 0. Design**

- 
- The project may impact the visual character in the neighborhood. However, these impacts will be mitigated to a less than significant level by the following measures: Prior to the issuance of any building permits, a complete set of Landscape plans and irrigation plans by a licensed Landscape Architect, or similar profession, and elevations and colored renderings of the project, by a licensed Architect or Engineer, indicating appropriate design features and materials in compliance with The Department of City Planning's Residential Citywide Design Guidelines Checklist, shall be submitted to the Planning Department for approval.

**XIV-10. Public Services (Fire)**

- Environmental impacts may result from project implementation due to the location of the project in an area having marginal fire protection facilities. However, this potential impact will be mitigated to a less than significant level by the following measure:
- The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

**CITY OF LOS ANGELES**  
OFFICE OF THE CITY CLERK  
ROOM 395, CITY HALL  
LOS ANGELES, CALIFORNIA 90012  
**CALIFORNIA ENVIRONMENTAL QUALITY ACT**  
**INITIAL STUDY**  
**and CHECKLIST**  
(CEQA Guidelines Section 15063)

<b>LEAD CITY AGENCY:</b> City of Los Angeles		<b>COUNCIL DISTRICT:</b> CD 6 - NURY MARTINEZ	<b>DATE:</b> 03/16/2015
<b>RESPONSIBLE AGENCIES:</b> Department of City Planning			
<b>ENVIRONMENTAL CASE:</b> ENV-2014-4811-MND		<b>RELATED CASES:</b> DIR-2014-4810-DB	
<b>PREVIOUS ACTIONS CASE NO.:</b>		<input type="checkbox"/> Does have significant changes from previous actions. <input type="checkbox"/> Does NOT have significant changes from previous actions	
<b>PROJECT DESCRIPTION:</b> DEMOLITION OF TWO EXISTING BUILDINGS AND CONSTRUCTION OF A NEW MIXED USE AFFORDABLE HOUSING DEVELOPMENT WITH 50 RESIDENTIAL UNITS, 48FT TALL, 66,656 SF AND 25,300 SF OF COMMERCIAL SPACE.			
<b>ENV PROJECT DESCRIPTION:</b> The project is the demolition of two existing buildings 19,295 sq.ft. and 26,632 sq.ft.) and the construction of a 66,656 square-foot mixed-use/affordable housing development, consisting of a four story, 48 feet high 50 unit residential building, and a two-story, 25,300 square-foot, commercial/office building. The project applicant is requesting an Affordable Housing Incentive for; an increase in building height and averaging, an increase in density, a decrease in the amount of required parking spaces and open-space, and allowing vehicular access over multiple zones. In exchange the applicant will set aside five units for Very Low Income households and 44 units for Low Income households. In order to prevent any significant impacts from occurring through design the project is conditioned to add architectural details to enhance scale and interest on the building façade by breaking it up into distinct planes that offset from the main building façade and promote active and interesting neighborhood streetscapes.			
<b>ENVIRONMENTAL SETTINGS:</b> The site consists of four level lots totaling approximately 49,617 sq-ft of lot area, with 195 feet of frontage along the west side of Lankershim Boulevard (a designated Major Highway - Class II), 250 feet of frontage along the south side of Arminta Street (Local Street), and 193 feet of frontage along the east side of Simpson Avenue (Local Street). The western part of the site is zoned R4-1VL along the Simpson Avenue frontage, for a depth of approximately 120 feet. The rest of the site is zoned C2-1VL along the Lankershim frontage. The entire site is deesignated for Neighborhood Office Commercial land uses within the Sun Valley - La Tuna Canyon Community Plan area. The site is located 2.15 kilometers from the nearest fault (Verdugo Fault), and he site is not otherwise located within any other special hazard or land-use zones. There are no schools or parks within 500 feet of the project site.  The site is improved with two buildings containing a total of 76 single room apartments, and a dorm room with 20 beds utilized for temporary housing. One building was built in 1957. There is also office space used by the Applicant, and incidental storage and trash areas. There are no significant tree on the site.  Properties to the north across Arminta Street are primarily developed with single family residential dwellings extending west in the R1-1 zone and Low Residential Land Use designation, and multiple residential, commercial and parking uses extending north along Lankershim Boulevard in the RD3-1 and C2-1VL in the Neighborhood Office Commercial Land Use designation. Properties to the east, across Lankershim, are commercial retail uses in the C2-1VL zone within the Neighborhood Office Commercial Land Use designation. Adjacent properties to the south are motel and parking uses in the R4-1VL and C2-1VL zones withing the Neighborhood Office Commercial Land Use designation. The properties to the west, across Simpson Avenue, are single family residential uses within the Low Residential Land Use designation.			
<b>PROJECT LOCATION:</b> 7843 Lankershim Blvd			
<b>COMMUNITY PLAN AREA:</b> SUN VALLEY - LA TUNA CANYON <b>STATUS:</b>		<b>AREA PLANNING COMMISSION:</b> NORTH VALLEY	<b>CERTIFIED NEIGHBORHOOD COUNCIL:</b> NORTH HOLLYWOOD NORTHEAST

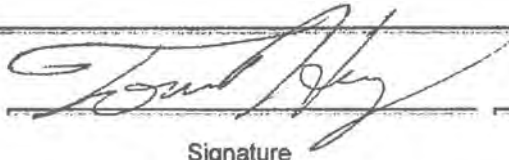
<input checked="checked" type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan		
<b>EXISTING ZONING:</b> C2-1VL	<b>MAX. DENSITY/INTENSITY ALLOWED BY ZONING:</b> 1 d.u. / 400 sq. ft	
<b>GENERAL PLAN LAND USE:</b> NEIGHBORHOOD OFFICE COMMERCIAL	<b>MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION:</b> 1 d.u. / 400 sq. ft.	<b>LA River Adjacent:</b> NO
	<b>PROPOSED PROJECT DENSITY:</b> 1 d.u. / 992 sq.ft.	



## Determination (To Be Completed By Lead Agency)

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- ☐ I find the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- ☐ I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
Signature

City Planning Associate

(818) 374-5061

Title

Phone

### Evaluation Of Environmental Impacts:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
  - a. Earlier Analysis Used. Identify and state where they are available for review.
  - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
  - a. The significance criteria or threshold, if any, used to evaluate each question; and
  - b. The mitigation measure identified, if any, to reduce the impact to less than significance.

## Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input checked="" type="checkbox"/> AESTHETICS	<input type="checkbox"/> GREEN HOUSE GAS EMISSIONS	<input type="checkbox"/> POPULATION AND HOUSING
<input type="checkbox"/> AGRICULTURE AND FOREST RESOURCES	<input type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS	<input checked="" type="checkbox"/> PUBLIC SERVICES
<input type="checkbox"/> AIR QUALITY	<input type="checkbox"/> HYDROLOGY AND WATER QUALITY	<input type="checkbox"/> RECREATION
<input type="checkbox"/> BIOLOGICAL RESOURCES	<input type="checkbox"/> LAND USE AND PLANNING	<input type="checkbox"/> TRANSPORTATION/TRAFFIC
<input type="checkbox"/> CULTURAL RESOURCES	<input type="checkbox"/> MINERAL RESOURCES	<input type="checkbox"/> UTILITIES AND SERVICE SYSTEMS
<input type="checkbox"/> GEOLOGY AND SOILS	<input type="checkbox"/> NOISE	<input type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE

## INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

### *Background*

**PROPONENT NAME:**

Los Angeles Family Housing

**PHONE NUMBER:**

(818) 255-2700

**APPLICANT ADDRESS:**

7843 Lankershim Blvd.  
North Hollywood, CA 91605

**AGENCY REQUIRING CHECKLIST:**

Department of City Planning

**DATE SUBMITTED:**

12/22/2014

**PROPOSAL NAME (if Applicable):**

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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#### I. AESTHETICS

a.	Have a substantial adverse effect on a scenic vista?				✓
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				✓
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?		✓		
d.	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			✓	

#### II. AGRICULTURE AND FOREST RESOURCES

a.	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?				✓
b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓
c.	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				✓
d.	Result in the loss of forest land or conversion of forest land to non-forest use?				✓
e.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				✓

#### III. AIR QUALITY

a.	Conflict with or obstruct implementation of the applicable air quality plan?			✓	
b.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			✓	
c.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			✓	
d.	Expose sensitive receptors to substantial pollutant concentrations?			✓	
e.	Create objectionable odors affecting a substantial number of people?			✓	

#### IV. BIOLOGICAL RESOURCES

a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				✓
b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				✓
c.	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✓
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				✓
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			✓	
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				✓

#### V. CULTURAL RESOURCES

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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a.	Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?				✓
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?				✓
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✓
d.	Disturb any human remains, including those interred outside of formal cemeteries?				✓
<b>VI. GEOLOGY AND SOILS</b>					
a.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				✓
b.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Strong seismic ground shaking?			✓	
c.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Seismic-related ground failure, including liquefaction?				✓
d.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Landslides?				✓
e.	Result in substantial soil erosion or the loss of topsoil?				✓
f.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				✓
g.	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				✓
h.	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				✓
<b>VII. GREEN HOUSE GAS EMISSIONS</b>					
a.	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✓	
b.	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			✓	
<b>VIII. HAZARDS AND HAZARDOUS MATERIALS</b>					
a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				✓
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			✓	
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			✓	
d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				✓
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				✓
f.	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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<b>h.</b>	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				✓
<b>IX. HYDROLOGY AND WATER QUALITY</b>					
<b>a.</b>	Violate any water quality standards or waste discharge requirements?			✓	
<b>b.</b>	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			✓	
<b>c.</b>	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				✓
<b>d.</b>	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				✓
<b>e.</b>	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			✓	
<b>f.</b>	Otherwise substantially degrade water quality?			✓	
<b>g.</b>	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				✓
<b>h.</b>	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				✓
<b>i.</b>	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			✓	
<b>j.</b>	Inundation by seiche, tsunami, or mudflow?				✓
<b>X. LAND USE AND PLANNING</b>					
<b>a.</b>	Physically divide an established community?				✓
<b>b.</b>	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				✓
<b>c.</b>	Conflict with any applicable habitat conservation plan or natural community conservation plan?				✓
<b>XI. MINERAL RESOURCES</b>					
<b>a.</b>	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
<b>b.</b>	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓
<b>XII. NOISE</b>					
<b>a.</b>	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			✓	
<b>b.</b>	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			✓	
<b>c.</b>	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			✓	
<b>d.</b>	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			✓	



Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓
f.	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✓
<b>XIII. POPULATION AND HOUSING</b>					
a.	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			✓	
b.	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			✓	
c.	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?			✓	
<b>XIV. PUBLIC SERVICES</b>					
a.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire protection?		✓		
b.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Police protection?			✓	
c.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Schools?			✓	
d.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Parks?				✓
e.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Other public facilities?			✓	
<b>XV. RECREATION</b>					
a.	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			✓	
b.	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			✓	
<b>XVI. TRANSPORTATION/TRAFFIC</b>					
a.	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			✓	

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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b.	Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			✓	
c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				✓
d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				✓
e.	Result in inadequate emergency access?				✓
f.	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				✓

#### XVII. UTILITIES AND SERVICE SYSTEMS

a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			✓	
b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				✓
c.	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓	
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			✓	
e.	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			✓	
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			✓	
g.	Comply with federal, state, and local statutes and regulations related to solid waste?			✓	

#### XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

a.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			✓	
b.	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			✓	
c.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			✓	

Note: Authority cited: Sections 21083, 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080, 21083.05, 21095, Pub. Resources Code; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.



## DISCUSSION OF THE ENVIRONMENTAL EVALUATION (Attach additional sheets if necessary)

The Environmental Impact Assessment includes the use of official City of Los Angeles and other government source reference materials related to various environmental impact categories (e.g., Hydrology, Air Quality, Biology, Cultural Resources, etc.). The State of California, Department of Conservation, Division of Mines and Geology - Seismic Hazard Maps and reports, are used to identify potential future significant seismic events; including probable magnitudes, liquefaction, and landslide hazards. Based on applicant information provided in the Master Land Use Application and Environmental Assessment Form, impact evaluations were based on stated facts contained therein, including but not limited to, reference materials indicated above, field investigation of the project site, and any other reliable reference materials known at the time.

Project specific impacts were evaluated based on all relevant facts indicated in the Environmental Assessment Form and expressed through the applicant's project description and supportive materials. Both the Initial Study Checklist and Checklist Explanations, in conjunction with the City of Los Angeles's Adopted Thresholds Guide and CEQA Guidelines, were used to reach reasonable conclusions on environmental impacts as mandated under the California Environmental Quality Act (CEQA).

The project as identified in the project description may cause potentially significant impacts on the environment without mitigation. Therefore, this environmental analysis concludes that a Mitigated Negative Declaration shall be issued to avoid and mitigate all potential adverse impacts on the environment by the imposition of mitigation measures and/or conditions contained and expressed in this document; the environmental case file known as **ENV-2014-4811-MND** and the associated case(s), **DIR-2014-4810-DB**. Finally, based on the fact that these impacts can be feasibly mitigated to less than significant, and based on the findings and thresholds for Mandatory Findings of Significance as described in the California Environmental Quality Act, section 15065, the overall project impact(s) on the environment (after mitigation) will not:

- Substantially degrade environmental quality.
- Substantially reduce fish or wildlife habitat.
- Cause a fish or wildlife habitat to drop below self sustaining levels.
- Threaten to eliminate a plant or animal community.
- Reduce number, or restrict range of a rare, threatened, or endangered species.
- Eliminate important examples of major periods of California history or prehistory.
- Achieve short-term goals to the disadvantage of long-term goals.
- Result in environmental effects that are individually limited but cumulatively considerable.
- Result in environmental effects that will cause substantial adverse effects on human beings.

### ADDITIONAL INFORMATION:

All supporting documents and references are contained in the Environmental Case File referenced above and may be viewed in the EIR Unit, Room 763, City Hall.

For City information, addresses and phone numbers: visit the City's website at <http://www.lacity.org> ; City Planning - and Zoning Information Mapping Automated System (ZIMAS) [cityplanning.lacity.org/](http://cityplanning.lacity.org/) or EIR Unit, City Hall, 200 N Spring Street, Room 763. Seismic Hazard Maps - <http://gmw.consrv.ca.gov/shmp/> Engineering/Infrastructure/Topographic Maps/Parcel Information - <http://boemaps.eng.ci.la.ca.us/index01.htm> or City's main website under the heading "Navigate LA".

PREPARED BY:	TITLE:	TELEPHONE NO.:	DATE:
<u>Tom Henry</u>	City Planning Associate	(818) 374-5061	03/20/2015

Impact?	Explanation	Mitigation Measures
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## APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

<b>I. AESTHETICS</b>			
a.	NO IMPACT	The project is not located near a Scenic Vista.	
b.	NO IMPACT	The project is not located near any scenic resources or along a scenic highway.	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project may impact the visual character in the neighborhood by introducing a new four-story residential building taller than surrounding structures, with approximately 640 feet of lineal street frontage along three adjoining streets, thereby being a dominant and visible feature in the immediate neighborhood.	10 Project design requirements for appropriate building orientation, massing, articulation, and pedestrian access will help to reinforce and complement the existing design of surrounding structures. Therefore the project's mitigated impacts are expected to be less than significant.
d.	LESS THAN SIGNIFICANT IMPACT	The project will increase lighting on the site compared to existing levels, but the limited exterior lighting will not substantially impact day or nighttime views in the area.	
<b>II. AGRICULTURE AND FOREST RESOURCES</b>			
a.	NO IMPACT	The project site is not used or designated as farmland of importance.	
b.	NO IMPACT	The site is not zoned for agricultural uses and does not hold a Williamson Act contract.	
c.	NO IMPACT	The project site is not zoned for forest land or timberland.	
d.	NO IMPACT	The project site does not contain or impact any forest land.	
e.	NO IMPACT	The project would not result in a conversion of farmland to a non-agricultural use, or forest to a non-forest use.	
<b>III. AIR QUALITY</b>			
a.	LESS THAN SIGNIFICANT IMPACT	The proposed project for the development of 76 residential units would constitute a net loss of 16 units from what is existing. Therefore the project will not generate population, housing, or employment growth exceeding the forecasts used in the development of the latest 2007 Air Quality Management Plan (AQMP) established by the South Coast Air Quality Management District (SCAQMD) for the South Coast Air Basin, and air quality impacts would be less than significant.	

Impact?	Explanation	Mitigation Measures
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b.	LESS THAN SIGNIFICANT IMPACT	The project will produce fugitive dust and mobile sources emissions as a result of construction activities, which will be controlled on-site by existing AQMD regulations. The SCAQMD handbook states that if a proposed project is five acres or less and does not require additional construction activities such as major cut-and-fill, or excavation for sub-grade levels or parking, or demolition of a structure taller than 50 feet, the lead agency can use the applicable sample construction scenario to represent the emissions and impacts from the proposed project. The construction scenario for this project concludes that localized air quality impacts during construction do not exceed any applicable Localized Significance Thresholds (LSTs). The project is also expected to generate operational emissions from energy use and mobile source emissions from additional vehicle trips, but the project's operational emissions would not be considered potentially significant.	
c.	LESS THAN SIGNIFICANT IMPACT	The project will produce fugitive dust and mobile sources emissions as a result of construction activities, as well as mobile source emissions from additional vehicle trips. These emissions will be controlled on-site by existing AQMD regulations (Rule 403) and CARB standards for vehicle emissions. The project would be consistent with the AQMP, which is intended to bring the Basin into attainment for all criteria pollutants. As such, cumulative impacts would be less than significant.	
d.	LESS THAN SIGNIFICANT IMPACT	Nearby sensitive receptors include residences within the vicinity of the project site. Construction and operation of the project would result in a less than significant impact for both localized and regional air pollution emissions.	
e.	LESS THAN SIGNIFICANT IMPACT	SCAQMD Rule 1113 limits the amount of VOCs from architectural coatings and solvents, so construction activities and materials are not expected to create significant objectionable odors. The residential land use proposed for the project would not otherwise be expected to create or emit objectionable odors. Therefore, this impact would be less than significant.	

#### IV. BIOLOGICAL RESOURCES

Impact?	Explanation	Mitigation Measures
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a.	NO IMPACT	The site is located in a built-up residential and commercial area and does not support any known protected or special-status species.	
b.	NO IMPACT	The site is located in a built-up residential and commercial area and does not support any significant riparian or special status habitats.	
c.	NO IMPACT	The site does not contain any federally protected wetlands.	
d.	NO IMPACT	The site is located in a built-up residential area and does not support any known wildlife corridor or designated migration path.	
e.	LESS THAN SIGNIFICANT IMPACT	The project includes the removal of eight non-protected trees from the site, which will be replaced at a ratio greater than 1:1 on the site, in compliance with the City's tree preservation policy. The project will not otherwise conflict with any local policies or ordinances for the protection of biological resources.	
f.	NO IMPACT	The project will not conflict with any conservation plans.	

#### V. CULTURAL RESOURCES

a.	NO IMPACT	Although structures are over 50 years old, no historic resources are known to exist on-site or in the vicinity, per City of LA's Environmental and Public Facilities Maps (Historic-Cultural Monuments & Historic Preservation Overlay Zones). No impact would occur and no mitigation measures are required.	
b.	NO IMPACT	No archeological resources have been identified on-site or in the vicinity, per City of LA's Environmental and Public Facilities Maps (Prehistoric & Historic Archeological Sites & Survey Areas). If archeological resources are found during excavation, the project will need to follow procedure as detailed in the California Public Resources Code Section 21083.2 and CEQA Guidelines Section 15064.5.	
c.	NO IMPACT	No paleontological resources have been identified on-site or in the vicinity, per City of LA's Environmental and Public Facilities Maps (Vertebrate Paleontological Resources). If paleontological resources are found during excavation, the project will need to follow procedure as detailed in the California Public Resources Code 5097.5 and 30244.	

Impact?	Explanation	Mitigation Measures
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d.	NO IMPACT	No archeological resources have been identified on-site or in the vicinity of the site, per City of LA's Environmental and Public Facilities Maps (Prehistoric & Historic Archeological Sites & Survey Areas). The project is not within the immediate surroundings of a known burial site. If human remains are found during excavation, the project will need to follow procedure as detailed in the California Health and Safety Code Sections 7050.5.	
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#### VI. GEOLOGY AND SOILS

a.	NO IMPACT	The site is not located within the Alquist-Priolo Fault Zone. No impact would occur and no mitigation measures are required.	
b.	LESS THAN SIGNIFICANT IMPACT	The site is located in a seismically active area approximately 2.12 kilometers from the nearest fault, but the project is not expected to cause or accelerate any geological hazards. The project is also subject to the seismic standards of the Department of Building and Safety's Uniform Building Code, thereby reducing possible seismic hazard impacts to a less than significant level.	
c.	NO IMPACT	The site is not located in a designated liquefaction hazard zone.	
d.	NO IMPACT	The project site is not located within an area of historically earthquake-induced landslides, and landslides on the site are not anticipated based on the area's flat terrain.	
e.	NO IMPACT	The site is not located in an area of known or suspected erosion hazard.	
f.	NO IMPACT	The site is not located in a within an unstable soil, landslide, or liquefaction area, and is not expected to cause or accelerate any geological hazards.	
g.	NO IMPACT	The site is not located on a known expansive soil area.	
h.	NO IMPACT	The proposed project would not involve the use of septic tanks or alternative wastewater disposal systems. The project site is located in an urbanized area served by existing sewer infrastructure.	

#### VII. GREEN HOUSE GAS EMISSIONS

a.	LESS THAN SIGNIFICANT IMPACT	The most common contributors to GHG emissions result from transportation and the consumption of fossil fuels. The project is expected to consume additional fossil fuel resources through electrical and natural gas usage, as well as	
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Impact?	Explanation	Mitigation Measures
	<p>generate additional mobile source emissions by introducing new vehicle trips. However, it is not possible to predict the impact on global climate change resulting from this specific and relatively small incremental increase in emissions due to the project's operation. Additionally, the proposed project includes features which will reduce the consumption of fossil fuels, such as compliance with the Los Angeles Green Building Program and the California Building Code, and as an in-fill development, thereby reducing consumption of fossil fuels in vehicles. Therefore, the project is expected to have a less than significant impact on the effect of GHGs on the environment.</p>	
b.	<p><b>LESS THAN SIGNIFICANT IMPACT</b></p> <p>The project is expected to consume additional fossil fuel resources through electrical and natural gas usage, as well as generate additional mobile source emissions by introducing new vehicle trips. However, the project is consistent with existing greenhouse gas reduction plans or policies which support AB 32 (California Global Warming Solutions Act), including the California Building Code, the Los Angeles Green Building Program, and as an in-fill housing project. Since the project is consistent with these GHG reduction policies, it is expected to have a less than significant impact.</p>	
<b>VIII. HAZARDS AND HAZARDOUS MATERIALS</b>		
a.	<p><b>NO IMPACT</b></p> <p>The proposed residential use of the site is not expected to require the routine transport, use, or disposal of hazardous materials.</p>	
b.	<p><b>LESS THAN SIGNIFICANT IMPACT</b></p> <p>The proposed residential and office use of the site is not expected to release hazardous materials into the environment.</p>	
c.	<p><b>LESS THAN SIGNIFICANT IMPACT</b></p> <p>The project site is located within a quarter-mile to a school. The proposed demolition of existing structures over 50 years old may cause the release of asbestos and other hazardous materials that may be embedded in the structures. This impact will be reduced to a level of not significant if appropriate safe demolition plans and procedures as required by code are followed.</p>	

Impact?	Explanation	Mitigation Measures
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d.	NO IMPACT	No hazardous sites are identified on the subject site or vicinity, per the Envirostor database (California Department of Toxic Substances Control).	
e.	NO IMPACT	The site is not located within the vicinity of an airport.	
f.	NO IMPACT	The site is not located within the vicinity of a private airstrip.	
g.	NO IMPACT	The project will not interfere with any emergency response plans, and will be subject to applicable Building and Fire Code regulations to ensure adequate emergency response and access.	
h.	NO IMPACT	The site is not located within a fire hazard zone.	

#### IX. HYDROLOGY AND WATER QUALITY

a.	LESS THAN SIGNIFICANT IMPACT	Construction of the project would require earthwork activities, including grading of the project site, and the construction and operation of the project may result in run-off from the site impacting water quality standards or waste discharge requirements. However, the project will be required to comply with existing City regulations regarding construction, grading and dust control measures, including Low Impact Development (LID), Best Management Practices (BMPs) and Standard Urban Stormwater Mitigation Plan (SUSMP) requirements to reduce the discharge of polluted runoff from the project site. Therefore, any impact should be less than significant.	
b.	LESS THAN SIGNIFICANT IMPACT	The project will reduce the current permeable area of the project site, but is expected to provide pervious surfaces in the landscaped areas of the site and comply with LID and SUSMP regulations for groundwater infiltration and recharge. Therefore, construction activities and operation of the building would not substantially deplete groundwater supplies or interfere with groundwater recharge.	
c.	NO IMPACT	No rivers or streams exist on the site. Minimal changes to the existing drainage patterns would occur on-site and no significant erosion impact is expected.	
d.	NO IMPACT	No rivers or streams exist on the site. Minimal changes to the existing drainage patterns would occur on-site and no significant additional runoff or impact due to flooding is expected.	

Impact?		Explanation	Mitigation Measures
e.	LESS THAN SIGNIFICANT IMPACT	The project will not result in a measurable increase in stormwater run-off, and the project would include appropriate on-site drainage improvements and water quality control measures to accommodate anticipated runoff or storm water flows. Therefore, the project would not create or contribute substantial runoff or contamination of runoff.	
f.	LESS THAN SIGNIFICANT IMPACT	Construction of the project would require earthwork activities, including grading of the project site, and the construction and operation of the project may result in run-off from the site impacting water quality standards or waste discharge requirements. However, the project will be required to comply with existing City regulations regarding construction, grading and dust control measures, including Low Impact Development (LID), Best Management Practices (BMPs) and SUSMP requirements to reduce the discharge of polluted runoff from the project site. Therefore, any impact should be less than significant.	
g.	NO IMPACT	The project site is located outside of any designated flood zone.	
h.	NO IMPACT	The project site is located outside of any designated flood zone.	
i.	LESS THAN SIGNIFICANT IMPACT	The project site is located within an area identified as at-risk for inundation, per the City of LA Environmental and Public Facilities Map, 1996. However, the project is not expected to impact existing aquifers or groundwater levels. In addition, the project will be required to comply with existing City regulations, including Low Impact Development (LID), Best Management Practices (BMPs) and Standard Urban Stormwater Mitigation Plan (SUSMP) requirements for on-site filtration and groundwater recharge. Therefore, any impact should be less than significant.	
j.	NO IMPACT	The site is not within a tsunami, seiche, or mudflow area, per the City of LA Environmental and Public Facilities Map, 1996 and LA Flood Hazard Map, 1998.	
<b>X. LAND USE AND PLANNING</b>			
a.	NO IMPACT	The project will not physically divide a community; it will provide a compatible land use neighboring other multi-family residential uses.	



Impact?	Explanation	Mitigation Measures
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b.	NO IMPACT	The project is consistent with the General Plan land use designation and zoning standards for the site. The project does not conflict with any other City environmental plans or policies, in that any adverse impacts related to the project requests should be properly mitigated by conditions already identified in the MND.	
c.	NO IMPACT	The project site is located in an urbanized area of Los Angeles, and no conservation plans apply to the project site or area.	

#### XI. MINERAL RESOURCES

a.	NO IMPACT	The site is not located in a known mineral resource area, per the City of LA Environmental and Public Facilities Maps, 1996. No mineral extraction operations occur on the project site or in the vicinity.	
b.	NO IMPACT	The site is not located in a known mineral resource area, per the City of LA Environmental and Public Facilities Maps, 1996. No mineral extraction operations occur on the project site or in the vicinity.	

#### XII. NOISE

a.	LESS THAN SIGNIFICANT IMPACT	The project will be constructed using typical construction techniques. Construction noise for the project will cause a temporary increase in the ambient noise levels, but will be subject to the LAMC Sections 112.05 and 41.40 regarding construction hours and construction equipment noise thresholds.	
b.	LESS THAN SIGNIFICANT IMPACT	The project would be constructed using typical construction techniques. Construction equipment would generate a limited amount of groundborne vibration during construction activities at short distances away from the source, but will be subject to LAMC Sections 112.05 and 41.40 regarding construction hours and construction equipment noise thresholds.	
c.	LESS THAN SIGNIFICANT IMPACT	The project will not result in a significant permanent increase in noise levels.	
d.	LESS THAN SIGNIFICANT IMPACT	Construction noise for the project will cause a temporary increase in the ambient noise levels, but will be subject to LAMC Sections 112.05 and 41.40 regarding construction hours and construction equipment noise thresholds. Additionally, the use of the site, vehicular driveways, and mechanical equipment on-site may also generate periodic noise, appropriate sound screening as required by the building code will mitigate noise to a level of less than significant.	

Impact?	Explanation	Mitigation Measures
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e.	NO IMPACT	The site is not located within the vicinity of an airport.	
f.	NO IMPACT	The site is not located within the vicinity of an airstrip.	

### **XIII. POPULATION AND HOUSING**

a.	LESS THAN SIGNIFICANT IMPACT	The project will not inhibit residential population growth in-keeping with the Community Plan land use and density designations, and proposes a net decrease of 16 residential units. The physical secondary or indirect impacts of population and housing growth such as increased traffic or noise have been adequately mitigated or addressed in other portions of this document, and therefore the increase of population will have a less than significant effect.	
b.	LESS THAN SIGNIFICANT IMPACT	The project is displacing 16 residential units, but will be providing greater housing capacity in that the housing currently provided is temporary single room occupancy and the new construction is more permanent studio dwelling units.	
c.	LESS THAN SIGNIFICANT IMPACT	The project is displacing 16 residential units, but will be providing greater housing capacity in that the housing currently provided is temporary single room occupancy and the new construction is more permanent studio dwelling units.	

### **XIV. PUBLIC SERVICES**

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The residential and increased commercial activity associated with the proposed project could increase the number of emergency calls and demand for LAFD fire protection and emergency services. In addition, the site is located approximately 1.5 miles travel distance from the nearest Fire Truck and Engine Company (#89), greater than the maximum response distance for commercial uses preferred by the Los Angeles Fire Code (LAMC Sec. 57.09.07). The project is not otherwise located in any fire hazard zones.	XIV-10 Fire Department review of the building plans and site layout will ensure that the project adequately meets fire protection standards to mitigate the further response distance from fire facilities. Therefore, the project would not necessitate the construction of a new or physically altered station and would have a less than significant impact on fire services.
b.	LESS THAN SIGNIFICANT IMPACT	The project is served by the Foothill Police Station, located approximately 4 miles from the subject site. The proposed development would result in a net decrease of 16 residential units, and less than a 100,000 sq.ft. increase of commercial use, both of which is less	

Impact?	Explanation	Mitigation Measures
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		than a significance threshold as identified by the City of LA CEQA Thresholds Guide.	
c.	LESS THAN SIGNIFICANT IMPACT	The proposed development would result in a net decrease of 16 residential units. The project will have a less than significant impact on the City's school services.	
d.	NO IMPACT	The proposed development would result in a net decrease of 16 residential units, less than the significance threshold of 50 additional residential units, as identified by the City of LA CEQA Thresholds Guide.	
e.	LESS THAN SIGNIFICANT IMPACT	Potential project impacts on other City services, such as libraries or transportation improvements, are expected to be less than significant or have been addressed in other portions of this document.	

#### XV. RECREATION

a.	LESS THAN SIGNIFICANT IMPACT	The proposed development would result in a net decrease of 16 residential units, less than the significance threshold of 50 additional residential units, as identified by the City of LA CEQA Thresholds Guide. Additionally, the project will be providing open space areas on-site. The project will have a less than significant impact on the City's park system.	
b.	LESS THAN SIGNIFICANT IMPACT	The proposed development will provide some private open space areas on-site. Construction-related impacts on the project site have been addressed or mitigated to a less-than significant levels through the implementation of measures identified in the remainder of the document.	

#### XVI. TRANSPORTATION/TRAFFIC

a.	LESS THAN SIGNIFICANT IMPACT	The project, with the addition of commercial space and the decrease of residential units is expected to produce less than 500 daily trips and less than 43 p.m. peak hour vehicle trips on the street system, and therefore will not cause a significant or substantial increase in traffic.	
b.	LESS THAN SIGNIFICANT IMPACT	The project, with the addition of commercial space and the decrease of residential units is expected to produce less than 500 daily trips and less than 43 p.m. peak hour vehicle trips on the street system, and therefore will not cause a significant or substantial increase in	

Impact?	Explanation	Mitigation Measures
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		traffic.	
c.	NO IMPACT	The project will not alter air traffic patterns.	
d.	NO IMPACT	The project does not include any changes to transportation design features.	
e.	NO IMPACT	The project is subject to all applicable Building and Fire Code standards for safety, which ensure adequate emergency access.	
f.	NO IMPACT	The project will not interfere with public transit plans or policies.	

#### **XVII. UTILITIES AND SERVICE SYSTEMS**

a.	LESS THAN SIGNIFICANT IMPACT	The City's Department of Public Works provides wastewater services for the site, and generated wastewater is transferred to the Hyperion Treatment Plant, which is currently operating at 362 mgd, below a capacity of 450 mgd. The proposed project is also not located in any Sewer Capacity Threshold Area, per LA CEQA Thresholds Guide, Exhibits M.2-1 - M.2-12.	
b.	NO IMPACT	The project would result in increased water demand and wastewater generation. However, the project will not require the construction of additional water or wastewater facilities, as discussed in XVIa. Therefore, impacts would be less than significant.	
c.	LESS THAN SIGNIFICANT IMPACT	Drainage patterns and post-development runoff quantities under the proposed project would be similar to the existing site conditions. If the project is required any additional construction of connections to the existing drainage system, the construction would be mitigated by other general construction mitigations already required for the project. Therefore any potential construction for sewage connections would be reduced to a less than significant level.	
d.	LESS THAN SIGNIFICANT IMPACT	The project has adequate potable water supply access and LADWP currently expects to have adequate water supplies for all anticipated development identified in its 2010 Urban Water Management Plan. The project is additionally subject to water conservation measures of the Building Code and Mitigation Measures XVII-10, -20, and -40 for water-efficient landscaping and fixtures.	

Impact?	Explanation	Mitigation Measures
LESS THAN SIGNIFICANT IMPACT	The City's Department of Public Works provides wastewater services for the site, and generated wastewater is transferred to the Hyperion Treatment Plan, which is currently operating at 362 mgd, below a capacity of 450 mgd. The proposed project is also not located in any Sewer Capacity Threshold Area, per LA CEQA Thresholds Guide, Exhibits M.2-1 - M.2-12.	
LESS THAN SIGNIFICANT IMPACT	The project will generate waste due to the demolition, construction and operation of structures. The 2009 County of Los Angeles ColWMP report on landfill capacity also states that without changes in the status quo, a shortage of permitted solid waste disposal capacity at in-County Class III landfills is projected by 2014. However, the report also anticipates that future disposal needs can be adequately met through 2024 through landfill expansion, new technologies, and waste reduction programs. Estimated daily use of the residential and commercial buildings will contribute approximately 3.3 tons of waste a week, less than the City's operational threshold of 5 tons per week identified in the City's CEQA Thresholds Guide. In addition, the project would be required to comply with all applicable regulations and recycling programs, including the LA Green Building Code and California Integrated Waste Management Act (AB939) to reduce the amount of solid waste disposed of at local landfills. Therefore, waste generated by the construction and operation of the site would have a less than significant impact on local landfills.	
LESS THAN SIGNIFICANT IMPACT	The project will generate waste due to the demolition, construction and operation of structures. The project would be required to comply with all applicable regulations, including the LA Green Building Code and the California Integrated Waste Management Act (AB939) to reduce the amount of solid waste disposed of at local landfills. Therefore, waste generated by the construction and operation of the site should be in compliance with all applicable regulations and would result in a less than significant impact.	
II. MANDATORY FINDINGS OF SIGNIFICANCE		

Impact?	Explanation	Mitigation Measures
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a.	LESS THAN SIGNIFICANT IMPACT	The project site does not contain any threatened or endangered species, sensitive habitats, or known historic resources. The project will not otherwise significantly degrade the environment or affect any plant or wildlife areas.	
b.	LESS THAN SIGNIFICANT IMPACT	The project will not result in any cumulative effects.	
c.	LESS THAN SIGNIFICANT IMPACT	Any potential substantial adverse effects on human beings have been addressed in other portions of this report (air quality, grading, traffic, hazardous materials, infrastructure impacts) and have been adequately mitigated to a less than significant level.	

# MITIGATION MONITORING PROGRAM

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Section 21081.6 of the Public Resources Code requires a Lead Agency to adopt a “reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment” (Mitigation Monitoring Program, Section 15097 of the *CEQA Guidelines* provides additional direction on mitigation monitoring or reporting). This Mitigation Monitoring Program (MMP) has been prepared in compliance with the requirements of CEQA, Public Resources Code Section 21081.6, and Section 15097 of the CEQA Guidelines. The City of Los Angeles is the Lead Agency for this project.

A Mitigated Negative Declaration (MND) has been prepared to address the potential environmental impacts of the Project. Where appropriate, this environmental document identified Project design features, regulatory compliance measures, or recommended mitigation measures to avoid or to reduce potentially significant environmental impacts of the Proposed Project. This Mitigation Monitoring Program (MMP) is designed to monitor implementation of the mitigation measures identified for the Project.

The MMP is subject to review and approval by the City of Los Angeles as the Lead Agency as part of the approval process of the project, and adoption of project conditions. The required mitigation measures are listed and categorized by impact area, as identified in the MND.

The Project Applicant shall be responsible for implementing all mitigation measures, unless otherwise noted, and shall be obligated to provide documentation concerning implementation of the listed mitigation measures to the appropriate monitoring agency and the appropriate enforcement agency as provided for herein. All departments listed below are within the City of Los Angeles unless otherwise noted. The entity responsible for the implementation of all mitigation measures shall be the Project Applicant unless otherwise noted.

As shown on the following pages, each required mitigation measure for the proposed Project is listed and categorized by impact area, with accompanying discussion of:

Enforcement Agency – the agency with the power to enforce the Mitigation Measure.

Monitoring Agency – the agency to which reports involving feasibility, compliance, implementation and development are made, or whom physically monitors the project for compliance with mitigation measures.

Monitoring Phase – the phase of the Project during which the Mitigation Measure shall be monitored.

- Pre-Construction, including the design phase
- Construction
- Pre-Operation
- Operation (Post-construction)

Monitoring Frequency – the frequency of which the Mitigation Measure shall be monitored.

Action Indicating Compliance – the action of which the Enforcement or Monitoring Agency indicates that compliance with the required Mitigation Measure has been implemented.

The MMP performance shall be monitored annually to determine the effectiveness of the measures implemented in any given year and reevaluate the mitigation needs for the upcoming year.

It is the intent of this MMP to:

- Verify compliance of the required mitigation measures of the EIR;

- Provide a methodology to document implementation of required mitigation;

- Provide a record and status of mitigation requirements;

- Identify monitoring and enforcement agencies;

- Establish and clarify administrative procedures for the clearance of mitigation measures;

- Establish the frequency and duration of monitoring and reporting; and

- Utilize the existing agency review processes' wherever feasible.

This MMP shall be in place throughout all phases of the proposed Project. The entity responsible for implementing each mitigation measure is set forth within the text of the mitigation measure. The entity responsible for implementing the mitigation shall also be obligated to provide certification, as identified below, to the appropriate monitoring agency and the appropriate enforcement agency that compliance with the required mitigation measure has been implemented.

After review and approval of the final MMP by the Lead Agency, minor changes and modifications to the MMP are permitted, but can only be made by the Applicant or its successor subject to the approval by the City of Los Angeles through a public hearing. The Lead Agency, in conjunction with any appropriate agencies or departments, will determine the adequacy of any proposed change or modification. The flexibility is necessary in light of the proto-typical nature of the MMP, and the need to protect the environment with a workable program. No changes will be permitted unless the MMP continues to satisfy the requirements of CEQA, as determined by the Lead Agency.



# MITIGATION MONITORING PROGRAM

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## Aesthetics

### **I-10 Aesthetics (Landscape Plan)**

Environmental impacts to the character and aesthetics of the neighborhood may result from project implementation. However, the potential impacts will be mitigated to a less than significant level by the following measure:

All landscaped areas shall be maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect in accordance with LAMC Sections 12.40 and 12.41. The final landscape plan shall be reviewed and approved by the City of Los Angeles Department of City Planning during the building permit process.

**Enforcement Agency:** Los Angeles Department of City Planning (plan review); Los Angeles Department of Building and Safety (operation)

**Monitoring Agency:** Los Angeles Department of City Planning (plan review); Los Angeles Department of Building and Safety (operation and maintenance)

**Monitoring Phase:** Pre-construction; Construction

**Monitoring Frequency:** Once, at plan check for Project; Once, during field inspection

**Action Indicating Compliance:** Plan approval and issuance of applicable building permit (Preconstruction); Issuance of Certificate of Occupancy of Use of Land (Construction)

## Public Services

### **XIV-10 Public Services (Fire)**

Environmental impacts may result from project implementation due to the location of the project in an area having marginal fire protection facilities. However, this potential impact will be mitigated to a less than significant level by the following measure:

- The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

**Enforcement Agency:** Los Angeles Department of Building and Safety

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Pre-Construction

**Monitoring Frequency:** Once, at plan check

**Action Indicating Compliance:** Issuance of building permits

## **Mandatory Findings of Significance**

### **XVIII-10 Cumulative Impacts**

There may be environmental impacts which are individually limited, but significant when viewed in connection with the effects of past projects, other current projects, and probable future projects. However, these cumulative impacts will be mitigated to a less than significant level through compliance with the above mitigation measures.

### **XVIII-20 Effects on Human Beings**

The project has potential environmental effects which cause substantial adverse effects on human beings, either directly or indirectly. However, these potential impacts will be mitigated to a less than significant level through compliance with the above mitigation measures.

### **XVIII-30 End**

The conditions outlined in this proposed mitigated negative declaration which are not already required by law shall be required as condition(s) of approval by the decision-making body except as noted on the face page of this document. Therefore, it is concluded that no significant impacts are apparent which might result from this project's implementation.

## Project Design Features

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In addition to the required mitigation measures, the project also includes project design features that prevent any significant impacts from occurring through design. These project design features are included below, and are conditions of the project that must be monitored and enforced as if they were mitigation measures. While these project design features are not required by the code, the City of Los Angeles has required them of the project, and they may not be deleted except by public hearing. These project design features are listed below:

**Project Design Feature:** Added architectural details to enhance scale and interest on the building façade by breaking it up into distinct plane that offset from the main building façade and promote active and interesting neighborhood streetscapes.

**Impact Area:** Street view.

**Enforcement Agency:** Los Angeles Department of City Planning (plan review); Los Angeles Department of Building and Safety (operation)

**Monitoring Agency:** Los Angeles Department of City Planning (plan review); Los Angeles Department of Building and Safety (operation and maintenance)

**Monitoring Phase:** Pre-construction; Construction

**Monitoring Frequency:** Once, at plan check for Project; Once, during field inspection

**Action Indicating Compliance:** Plan approval and issuance of applicable building permit (Preconstruction); Issuance of Certificate of Occupancy of Use of Land (Construction)

# Regulatory Compliance Measures

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In addition to the Mitigation Measures required of the project, and any proposed Project Design Features, the applicant shall also adhere to any applicable Regulatory Compliance Measures required by law. Listed below is a list of often required Regulatory Compliance Measures. Please note that requirements are determined on a case by case basis, and these are an example of the most often required Regulatory Compliance Measures.

## **AESTHETICS**

- **Regulatory Compliance Measure RC-AE-3 (Vandalism): Compliance with provisions of the Los Angeles Building Code.** The project shall comply with all applicable building code requirements, including the following:
  - Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104.
  - The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a street or alley, pursuant to Municipal Code Section 91.8104.15.
- **Regulatory Compliance Measure RC-AE-5 (Signage on Construction Barriers): Compliance with provisions of the Los Angeles Building Code.** The project shall comply with the Los Angeles Municipal Code Section 91.6205, including but not limited to the following provisions:
  - The applicant shall affix or paint a plainly visible sign, on publically accessible portions of the construction barriers, with the following language: "POST NO BILLS".
  - Such language shall appear at intervals of no less than 25 feet along the length of the publically accessible portions of the barrier.
  - The applicant shall be responsible for maintaining the visibility of the required signage and for maintaining the construction barrier free and clear of any unauthorized signs within 48 hours of occurrence.

## **AIR QUALITY**

- **Regulatory Compliance Measure RC-AQ-1(Demolition, Grading and Construction Activities): Compliance with provisions of the SCAQMD District Rule 403.** The project shall comply with all applicable standards of the South Coast Air Quality Management District, including the following provisions of District Rule 403:

- All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
  - The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
  - All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
  - All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
  - All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
  - General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
  - Trucks having no current hauling activity shall not idle but be turned off.
- **Regulatory Compliance Measure RC-AQ-2:** In accordance with Sections 2485 in Title 13 of the California Code of Regulations, the idling of all diesel-fueled commercial vehicles (weighing over 10,000 pounds) during construction shall be limited to five minutes at any location.
  - **Regulatory Compliance Measure RC-AQ-3:** In accordance with Section 93115 in Title 17 of the California Code of Regulations, operation of any stationary, diesel-fueled, compression-ignition engines shall meet specified fuel and fuel additive requirements and emission standards.
  - **Regulatory Compliance Measure RC-AQ-4:** The Project shall comply with South Coast Air Quality Management District Rule 1113 limiting the volatile organic compound content of architectural coatings.
  - **Regulatory Compliance Measure RC-AQ-5:** The Project shall install odor-reducing equipment in accordance with South Coast Air Quality Management District Rule 1138.
  - **Regulatory Compliance Measure RC-AQ-6:** New on-site facility nitrogen oxide emissions shall be minimized through the use of emission control measures (e.g., use of best available control technology for new combustion sources such as boilers and water heaters) as required by South Coast Air Quality Management District Regulation XIII, New Source Review.

## **BIOLOGY**

## **CULTURAL RESOURCES**

- **Regulatory Compliance Measure RC-CR-2 (Archaeological):** If archaeological resources are discovered during excavation, grading, or construction activities, work shall cease in the area of the find until a qualified archaeologist has evaluated the find in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Personnel of the proposed Modified Project shall not collect or move any archaeological materials and associated materials. Construction activity may continue unimpeded on other portions of the Project site. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2.
  - Distinctive features, finishes and construction techniques or examples of skilled craftsmanship which characterize an historic property shall be preserved.
  - Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive historic feature, the new feature shall match the old in design, color, texture, and other visual qualities, and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
  - Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
  - Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
  - New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
  - New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- **Regulatory Compliance Measure RC-CR-3 (Paleontological):** If paleontological resources are discovered during excavation, grading, or construction, the City of Los Angeles Department of Building and Safety shall be notified immediately, and all work shall cease in the area of the find until a qualified paleontologist evaluates the find. Construction activity may continue unimpeded on other portions of the Project site. The paleontologist shall determine the location, the time frame, and the extent to which any monitoring of earthmoving activities shall be required. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2.

- **Regulatory Compliance Measure RC-CR-4 (Human Remains):** If human remains are encountered unexpectedly during construction demolition and/or grading activities, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to California Public Resources Code (PRC) Section 5097.98. In the event that human remains are discovered during excavation activities, the following procedure shall be observed:
  - Stop immediately and contact the County Coroner:

1104 N. Mission Road  
Los Angeles, CA 90033

323-343-0512 (8 a.m. to 5 p.m. Monday through Friday) or  
323-343-0714 (After Hours, Saturday, Sunday, and Holidays)

If the remains are determined to be of Native American descent, the Coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will immediately notify the person it believes to be the most likely descendent of the deceased Native American. The most likely descendent has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods. If the owner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the NAHC.

## **GEOLOGY AND SOILS**

- **Regulatory Compliance Measure RC-GEO-1 (Seismic):** The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.
- **Regulatory Compliance Measure RC-GHG-1 (Green Building Code):** In accordance with the City of Los Angeles Green Building Code (Chapter IX, Article 9, of the Los Angeles Municipal Code), the Project shall comply with all applicable mandatory provisions of the 2013 Los Angeles Green Code and as it may be subsequently amended or modified.

## **HAZARDS AND HAZARDOUS MATERIALS**

- **Regulatory Compliance Measure RC-HAZ-1: Explosion/Release (Existing Toxic/Hazardous Construction Materials)**

- **(Asbestos)** Prior to the issuance of any permit for the demolition or alteration of the existing structure(s), the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant indicating that no Asbestos-Containing Materials (ACM) are present in the building. If ACMs are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other applicable State and Federal rules and regulations.
- **(Lead Paint)** Prior to issuance of any permit for the demolition or alteration of the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the Department of Building and Safety. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.
- **(Polychlorinated Biphenyl – Commercial and Industrial Buildings)** Prior to issuance of a demolition permit, a polychlorinated biphenyl (PCB) abatement contractor shall conduct a survey of the project site to identify and assist with compliance with applicable state and federal rules and regulation governing PCB removal and disposal.

## **HYDROLOGY AND WATER QUALITY**

- **Regulatory Compliance Measure RC-WQ-1: National Pollutant Discharge Elimination System General Permit.** Prior to issuance of a grading permit, the Applicant shall obtain coverage under the State Water Resources Control Board National Pollutant Discharge Elimination System General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ, National Pollutant Discharge Elimination System No. CAS000002) (Construction General Permit) for Phase 1 of the proposed Modified Project. The Applicant shall provide the Waste Discharge Identification Number to the City of Los Angeles to demonstrate proof of coverage under the Construction General Permit. A Storm Water Pollution Prevention Plan shall be prepared and implemented for the proposed Modified Project in compliance with the requirements of the Construction General Permit. The Storm Water Pollution Prevention Plan shall identify construction Best Management Practices to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in stormwater runoff as a result of construction activities.
- **Regulatory Compliance Measure RC-WQ-2: Dewatering.** If required, any dewatering activities during construction shall comply with the requirements of the Waste Discharge Requirements for Discharges of Groundwater from Construction and Project Dewatering to Surface Waters in Coastal Watersheds of Los Angeles and Ventura Counties (Order No. R4-2008-0032, National Pollutant Discharge Elimination System No. CAG994004) or subsequent permit. This will include submission of a Notice of Intent for coverage under the permit to the Los Angeles Regional Water Quality Control Board at least 45 days prior to the start of



dewatering and compliance with all applicable provisions in the permit, including water sampling, analysis, and reporting of dewatering-related discharges.

- **Regulatory Compliance Measure RC-WQ-3: Low Impact Development Plan.** Prior to issuance of grading permits, the Applicant shall submit a Low Impact Development Plan and/or Standard Urban Stormwater Mitigation Plan to the City of Los Angeles Bureau of Sanitation Watershed Protection Division for review and approval. The Low Impact Development Plan and/or Standard Urban Stormwater Mitigation Plan shall be prepared consistent with the requirements of the Development Best Management Practices Handbook.
- **Regulatory Compliance Measure RC-WQ-4: Development Best Management Practices.** The Best Management Practices shall be designed to retain or treat the runoff from a storm event producing 0.75 inch of rainfall in a 24-hour period, in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a licensed civil engineer or licensed architect confirming that the proposed Best Management Practices meet this numerical threshold standard shall be provided.

## **NOISE**

- **Regulatory Compliance Measure RC-NO-1 (Demolition, Grading, and Construction Activities):** The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.

## **POPULATION AND HOUSING**

- **New Regulatory Compliance Measure RC-PH-1 (Tenant Displacement):**
  - **Apartment Converted to Condominium** - Prior to final map recordation, and pursuant to the provisions of Section 12.95.2-G and 47.06 of the Los Angeles Municipal Code (LAMC), a tenant relocation plan shall be submitted to the Los Angeles Housing Department for review and approval.
  - **Apartment Demolition** - Prior to the issuance of a demolition permit, and pursuant to the provisions of Section 47.07 of the Los Angeles Municipal Code, a tenant relocation plan shall be submitted to the Los Angeles Housing Department for review and approval.
  - **Mobile Home Park Closure or Conversion to Different Use** Prior to the issuance of any permit or recordation, and pursuant to the provisions of Section 47.08 and 47.09 of the Los Angeles Municipal Code, a tenant relocation plan and mobile home park closure impact report shall be submitted to the Los Angeles Housing Department for review and approval.

**PUBLIC SERVICES****Schools**

- **Regulatory Compliance Measure RC-PS-1 (Payment of School Development Fee)** Prior to issuance of a building permit, the General Manager of the City of Los Angeles, Department of Building and Safety, or designee, shall ensure that the Applicant has paid all applicable school facility development fees in accordance with California Government Code Section 65995.

**Parks**

- **Regulatory Compliance Measure RC-PS-2 (Increased Demand For Parks Or Recreational Facilities):**
  - (*Subdivision*) Pursuant to Section 17.12-A or 17.58 of the Los Angeles Municipal Code, the applicant shall pay the applicable Quimby fees for the construction of dwelling units.
  - (*Apartments*) Pursuant to Section 21.10 of the Los Angeles Municipal Code, the applicant shall pay the Dwelling Unit Construction Tax for construction of apartment buildings.
- **Regulatory Compliance Measure RC-PS-3 (Increase Demand For Parks Or Recreational Facilities – Zone Change)** Pursuant to Section 12.33 of the Los Angeles Municipal Code, the applicant shall pay the applicable fees for the construction of dwelling units.

**PUBLIC UTILITIES AND SERVICE SYSTEMS****Water Supply**

- **Regulatory Compliance Measure RC-WS-1 (Fire Water Flow)** The Project Applicant shall consult with the LADBS and LAFD to determine fire flow requirements for the Proposed Project, and will contact a Water Service Representative at the LADWP to order a SAR. This system hydraulic analysis will determine if existing LADWP water supply facilities can provide the proposed fire flow requirements of the Project. If water main or infrastructure upgrades are required, the Applicant would pay for such upgrades, which would be constructed by either the Applicant or LADWP.
- **Regulatory Compliance Measure RC-WS-2 (Green Building Code):** The Project shall implement all applicable mandatory measures within the LA Green Building Code that would have the effect of reducing the Project's water use.

- **Regulatory Compliance Measure RC-WS-4 (Landscape)** The Project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g., use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).

## Energy

- **Regulatory Compliance Measure RC-EN-1(Green Building Code):** The Project shall implement all applicable mandatory measures within the LA Green Building Code that would have the effect of reducing the Project's energy use.

## Solid Waste

- **Regulatory Compliance Measure RC-SW-1 (Designated Recycling Area)** In compliance with Los Angeles Municipal Code, the proposed Project shall provide readily accessible areas that serve the entire building and are identified for the depositing, storage, and collection of nonhazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, and metals.
- **Regulatory Compliance Measure RC-SW-2 (Construction Waste Recycling)** In order to meet the diversion goals of the California Integrated Waste Management Act and the City of Los Angeles, which will total 70 percent by 2013, the Applicant shall salvage and recycle construction and demolition materials to ensure that a minimum of 70 percent of construction-related solid waste that can be recycled is diverted from the waste stream to be landfilled. Solid waste diversion would be accomplished through the on-site separation of materials and/or by contracting with a solid waste disposal facility that can guarantee a minimum diversion rate of 70 percent. In compliance with the Los Angeles Municipal Code, the General Contractor shall utilize solid waste haulers, contractors, and recyclers who have obtained an Assembly Bill (AB) 939 Compliance Permit from the City of Los Angeles Bureau of Sanitation.
- **Regulatory Compliance Measure RC-SW-3 (Commercial/Multifamily Mandatory Recycling)** In compliance with AB341, recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the Proposed Project's regular solid waste disposal program. The Project Applicant shall only contract for waste disposal services with a company that recycles solid waste in compliance with AB341.

**ADOPTED BY:**

Los Angeles Department of City Planning (Lead Agency)

A handwritten signature in dark ink, appearing to read "Daniel Scott", written over a horizontal line.

Daniel Scott, Principal Planner

A handwritten date "5/29/15" in dark ink, written over a horizontal line.

Date